

County of Summit · The High Point of Ohio



Summit County Planning Commission (SCPC)

Thursday November 21, 2019 - 3:00 p.m.

County of Summit, County Council Chambers

175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

- | | | |
|----|---|-----------------------|
| A. | Call to Order | Chair Mavrides |
| B. | Roll Call | Smith |
| C. | Approval of the October 24, 2019 SCPC Minutes | Chair Mavrides |
| D. | Business Items | Knittel |

New Business

Item # 1 – Redwood Apartments – Copley Township – Located in Copley Township off of Ridgewood Rd to the west of SR 21, just south of the Arbor Chase Subdivision. The applicant is proposing a total of 100 apartment units on the site property of 59.51 acres. There will be 400 parking spaces, garage and driveway and 26 off street parking. The plan proposes three ponds.

- | | | |
|----|----------------------------------|-----------------------|
| E. | Report from Assistant Director | Tubbs |
| F. | Comments from Public | Chair Mavrides |
| G. | Comments from Commission Members | Chair Mavrides |
| H. | Other | |
| | 1. Legal Update | Nott |
| I. | Adjournment | Chair Mavrides |

County of Summit
Ilene Shapiro, County Executive
Summit County Planning Commission
Thursday, October 24, 2019 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Minutes of October Meeting

Members Present: Jerry Feeman, Helen Humphrys, David Kline, Allen Mavrides, Jason Segedy, Dennis Stoiber, and Jeff Wilhite

Members Absent: George Beckham, Becky Corbett, Jeff Snell, and Robert Terry

Staff: Dennis Tubbs, Stephen Knittel, Dave Nott, and Cazz Smith Jr.

Others: Shawna Gfroerer – *Copley TWP*, Joe Paradise – *SCE*, Jim O’Conner – *Pulte Homes*, and Brian Uhlenbrock – *Neff and Associates*

I. Call to Order

Allen Mavrides called the meeting to order on **Thursday, October 24, 2019 at 3:00 pm** in the County of Summit Council Chambers, 175 South Main Street, 7th Floor, Akron Ohio 44308. A roll call was conducted by **Cazz Smith** the attending members constituted a quorum.

II. Approval of the September 26, 2019 Meeting Minutes

| SCPC Member | Present | Motion | Second | Yea | Nay | Abstain |
|-----------------|---------|--------|--------|-----|-----|---------|
| Beckham, George | | | | | | |
| Corbett, Becky | | | | | | |
| Feeman, Jerry | X | | | X | | |
| Humphrys, Helen | | | | | | |
| Kline, David | X | | | X | | |
| Mavrides, Allen | X | | | X | | |
| Segedy, Jason | X | | | X | | |
| Snell, Jeff | | | | | | |
| Stoiber, Dennis | X | | X | X | | |
| Terry, Robert | | | | | | |
| Wilhite, Jeff | X | X | | X | | |

Motion

Jeff Wilhite made a motion to approve the minutes of the **September 26, 2019** meeting, and it was seconded by **Dennis Stoiber** the motion passed with no abstentions.

III. Business Items

A. New Business – (2) items

Item # 1 – Outdoor Advertising Sign, Text Amendment, Copley Township, Proposed amendment to Article 8-Sign Regulations, Section 8.07-Signs in Commercial and Industrial Districts, H. Outdoor Advertising Signs.

Staff Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendment be APPROVED.

SCPC Action:

Approval: **X**

Disapproval:

Action:

| SCPC Member | Present | Motion | Second | Yea | Nay | Abstain |
|-----------------|-----------------------------|----------|----------|-----|-----|---------|
| Beckham, George | | | | | | |
| Corbett, Becky | X | | | X | | |
| Feeman, Jerry | X | | | X | | |
| Humphrys, Helen | Arrived 3:07 pm X | | | | | X |
| Kline, David | X | X | | X | | |
| Mavrides, Allen | X | | | X | | |
| Segedy, Jason | X | | X | X | | |
| Snell, Jeff | | | | | | |
| Stoiber, Dennis | X | | | X | | |
| Terry, Robert | | | | | | |
| Wilhite, Jeff | X | | | X | | |

- Shawna Gfroerer from the Township of Copley stated the reasoning for their request.
- Dennis Stoiber from SCPC asked for clarification of the definition of sign usage.
- Jeff Wilhite asked if the leases on the outdoor signs are tracked by the townships if problems occur.
- Jason Segedy from SCPC replied, it depends on the property owner and the nature of the lease, but some are renewable.
- Shawna Gfroerer from the Township of Copley stated if the signs are considered a hazard or have been vacant for over two years, a notice of violation can be implemented.
- No comment from SCE.

Motion

A motion was made by **David Kline** to approve **Item # 1 – Outdoor Advertising Sign, Text Amendment, Copley Township**, it was seconded by **Jason Segedy** the motion passed with one abstention from **Helen Humphrys**.

Item # 2 – Definitions, Text Amendment, Sagamore Hills Township, Proposed revisions to Section Two, Definitions.

Staff Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendment be APPROVED.

SCPC Action:

Approval: **X**

Disapproval:

Action:

| SCPC Member | Present | Motion | Second | Yea | Nay | Abstain |
|-----------------|----------|----------|----------|-----|-----|---------|
| Beckham, George | | | | | | |
| Corbett, Becky | X | | | X | | |
| Feeman, Jerry | X | | | X | | |
| Humphrys, Helen | X | | | X | | |
| Kline, David | X | | | X | | |
| Mavrides, Allen | X | | | X | | |
| Segedy, Jason | X | | | X | | |
| Snell, Jeff | | | | | | |
| Stoiber, Dennis | X | X | | X | | |
| Terry, Robert | | | | | | |
| Wilhite, Jeff | X | | X | X | | |

- No comment from Sagamore Hills Township.
- No comment from SCE.

Motion

A motion was made by **Dennis Stoiber** to approve **Item # 2 – Definitions, Text Amendment, Sagamore Hills Township**, it was second by **Jeff Wilhite** the motion passed with no abstentions.

IV. Report from Assistant Director

GIS websites are up and running.

V. Comments from Public

Comments from Public – Liberty Lakes Revised Preliminary Plan Presentation –

The developer would like to have a preliminary discussion about their proposed site changes prior to seeking formal approval to ensure major issues are handled early in the process.

- Jim O’Conner from Pulte Homes stated the received good feedback from the township and was encouraged by the township to present the addition of the storm water detention basins to SCPC informally.
- Jeff Wilhite from SCPC asked if there was a chance of the two ponds comingling in rain events.
- Brian Uhlenbrock from Neff and Associates replied the ponds would have a berm - the ponds would not comingle.
- Dennis Stoiber asked if the storm water management pond built in phase two accommodate the phase one lots.
- Brian Uhlenbrock stated the first pond will be built efficiently but not all water flow will accommodate, so the phase two pond may be included into phase one.
- Joe Paradise from SEC stated lots twenty two and twenty three are built in the flood plains.
- Helen Humphrys from SCPC stated it clearly shows which units are impacted on the wet land impacts page.
- Joe Paradise from SEC stated the storm water pond still has flood plain overlap which was a previous issue with ussing the existing ponds.
- Dennis Stoiber from SCPC stated the recommendations from SWCD would be beneficial.
- Jim O’Conner from Pulte Homes stated in terms of the flood plains maps, they have been re-delineated and resubmitted for map revisions.
- Brian Uhlenbrock from Neff and Associates stated by lots twenty two and twenty three would be apart of the conditional letter map revisions with FEMA.

VI. Comments from Planning Commission Members

VII. Next Meeting

The next Summit County Planning Commission meeting will be held on *Thursday, November 21, 2019.*

VIII. Adjournment

Being no further business to come before the Planning Commission, *Dennis Stoiber* made a motion to adjourn, and it was seconded by *Jeff Wilhite*. The motion passed unanimously. The meeting adjourned at 3:36pm.



Planning Commission

Redwood Apartments

Copley Township

EXECUTIVE SUMMARY

Located in Copley Township off of Ridgewood Rd to the west of SR 21, just south of the Arbor Chase Subdivision. The applicant is proposing a total of 100 apartment units on the site property of 59.51 acres. There will be 400 parking spaces, garage and driveway and 26 off street parking. The plan proposes three ponds.

Staff recommends: **Approval.**

| | | | |
|--------------------|------------------------------|--------------------------|-------------------|
| Item No.: | 1 | Area: | 59.51 Acres |
| Meeting: | November 21, 2019 | Lots: | 1 |
| Developer: | Redwood Apartments | Units: | 100 |
| Engineer: | TGC Engineering | Streets: | Access Aisles |
| Parcel No.: | 1508335 | Council District: | 5, David Hamilton |
| Zoning: | Planned Development District | Processor: | Stephen Knittel |

Site History:

- This property was once proposed to be part of the Montrose Park subdivision, complications arose and a consent agreement was made that future development of this site shall come before the Summit County Planning Commission.

Proposal: The applicant is proposing a total of 100 apartment units on the site property of 59.51 acres. There will be 400 parking spaces, garage and driveway and 26 off street parking. The plan proposes three ponds.

Site Conditions: Wetlands and Riparian Setbacks have been identified on the property. The wetlands are mainly on the eastern and northern portions of the property. The riparian setbacks cross the property. The proposed design avoids the wetlands and proposes a single road crossing perpendicular to a riparian setback.

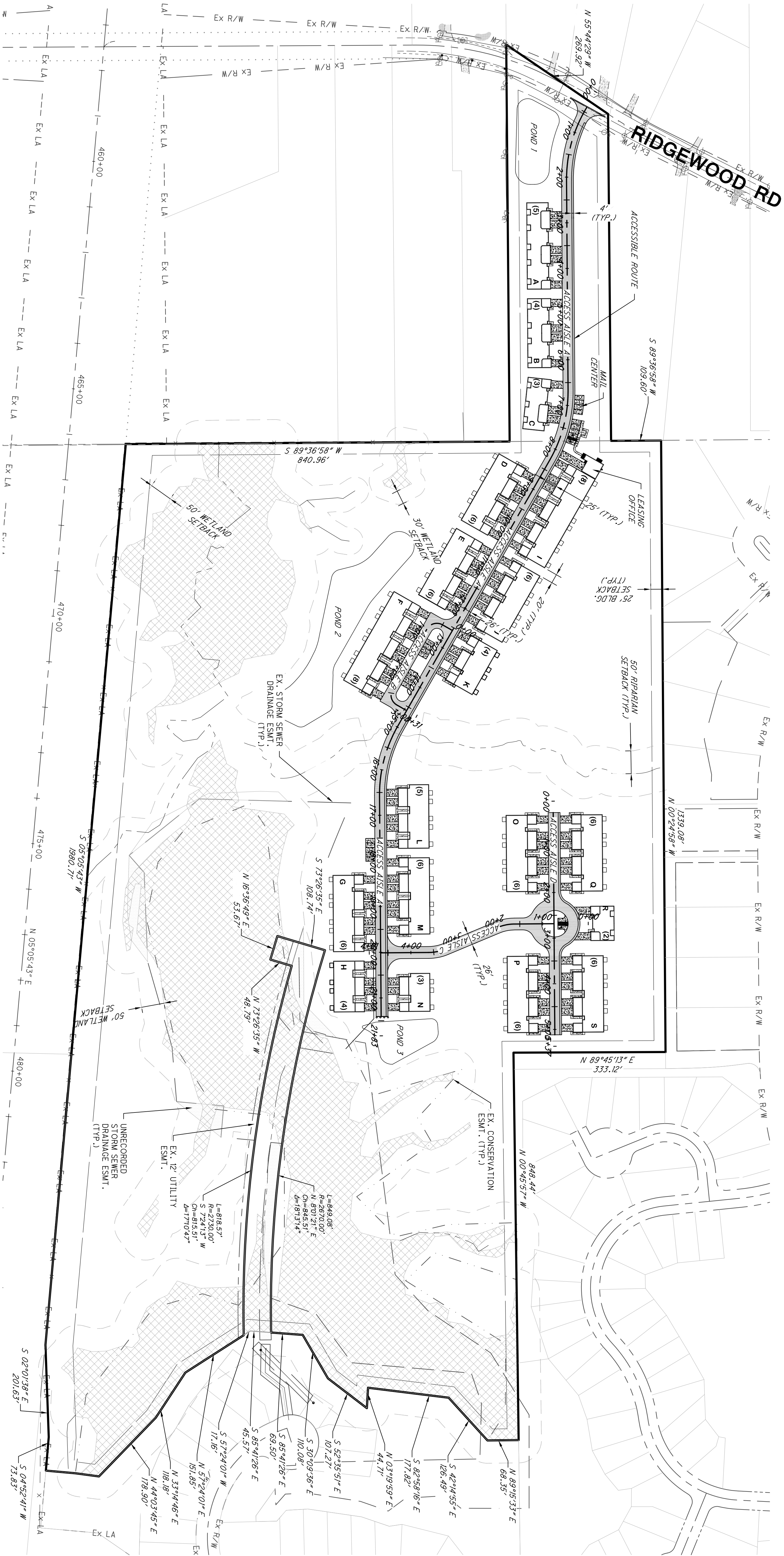
| Zoning: The Zoning of the site is Planned Development District | | | |
|---|---------------|------------------------------|---------------------|
| Direction | Zoning | Land Use | Municipality |
| North | PDD | Planned Development District | Copley Township |
| East | R-MD | Residential Medium Density | Copley Township |
| South | R-MD | Residential Medium Density | Copley Township |
| West | PUD | Planned Development District | Copley Township |

Staff Comments:

- This property was once proposed to be part of the Montrose Park subdivision, complications arose and a consent agreement was made that future development of this site shall come before the Summit County Planning Commission.
- The applicant is proposing a total of 100 apartment units on the site property of 59.51 acres. There will be 400 parking spaces, garage and driveway and 26 off street parking. The plan proposes three ponds.

Recommendation: It is Staff's recommendation that the SCPC move for **Approval**



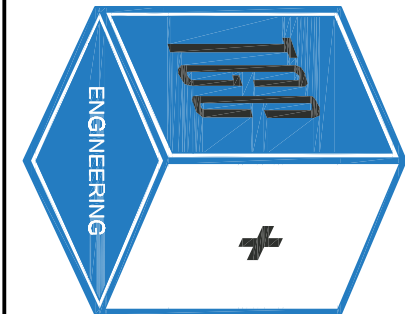


SITE INFORMATION

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT
PROPOSED UNITS: 100 UNITS
TOTAL SITE AREA: 89.51 AC
PROPOSED BUILDING TYPES
TYPE 2: 84 UNITS
TYPE 7: 16 UNITS
PARKING SPACES
GARAGE & DRIVEWAY: 400
OFF STREET PARKING: 26
SF OF PAVEMENT = 92,250

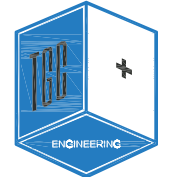
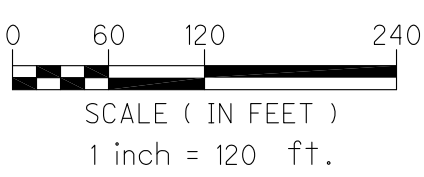
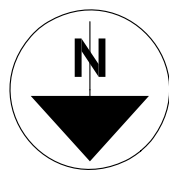
NOTE:

ACCESSIBLE ROUTE TO MEET ALL ADA/ABA REQUIREMENTS
150' CROSS SLOPE MAX (5%) RUNNING SLOPE BUILDINGS
O, P, Q, R, & S WILL HAVE TO DRIVE TO PARKING AREA
ALONG ACCESS AISLE A TO ACCESS MAIL CENTER ALONG
THE ADA ROUTE.

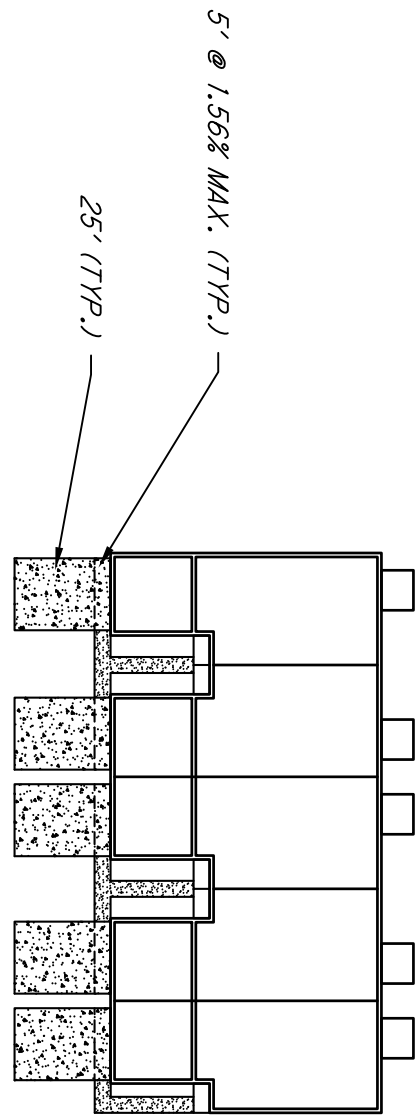


| REDWOOD - RIDGEWOOD ROAD | |
|--------------------------|------------|
| PROJECT NUMBER | 1950-P1 |
| DATE | 2019-09-11 |

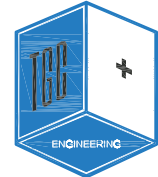
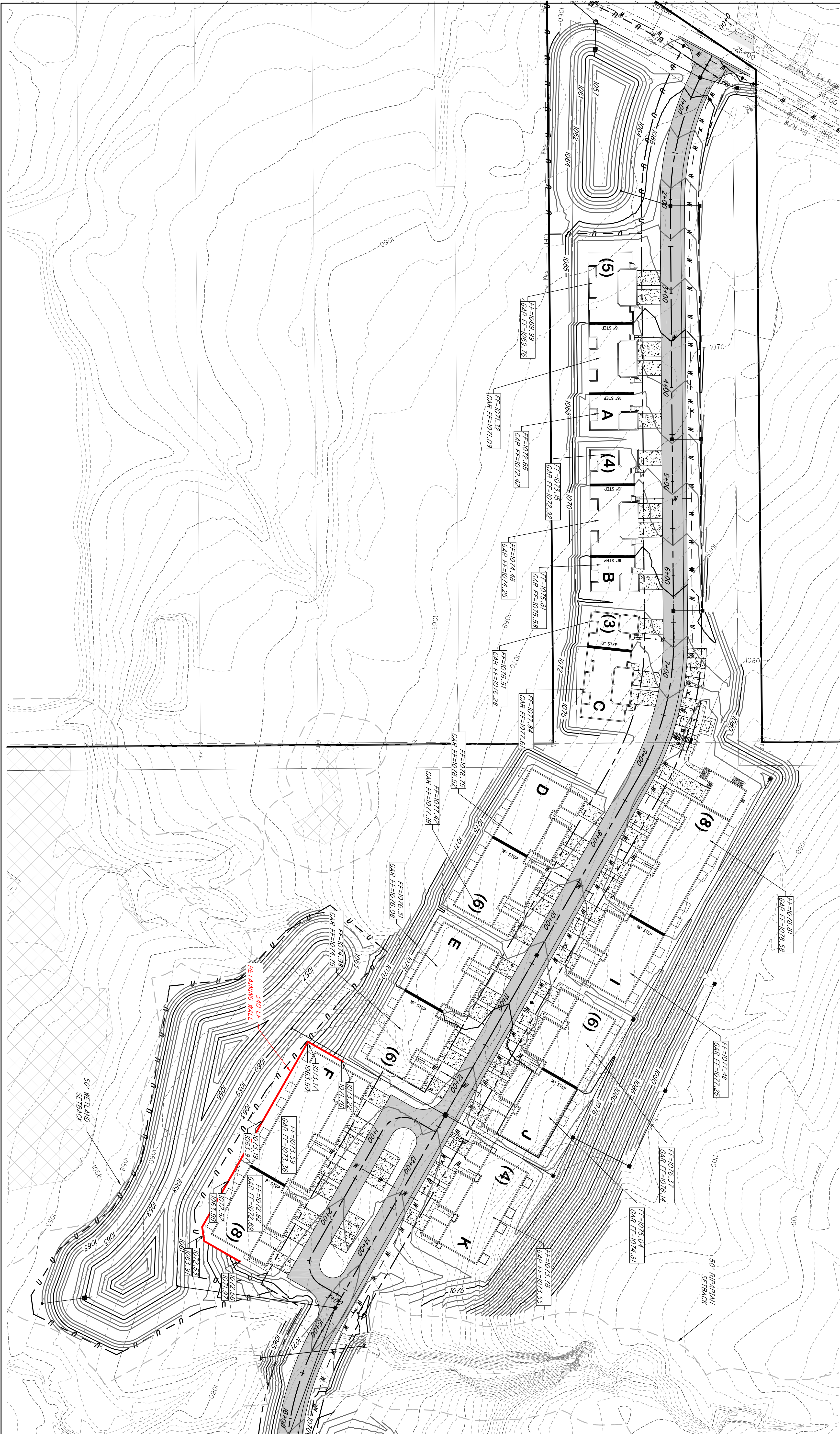
SITE PLAN



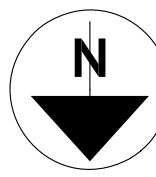
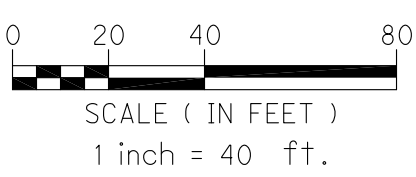
TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423



DRIVEWAY DETAIL



TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423



REDWOOD - RIDGEWOOD ROAD

FINAL GRADING PLAN

PROJECT
NUMBER

1950-P1

DATE

2019-10-15

2020 Summit County Planning Commission Meeting Dates and Submittal Deadlines

| Monthly Meeting Dates | Submittal Deadline * |
|-----------------------|----------------------|
| January 23, 2020 | December 17, 2019 |
| February 27, 2020 | January 28, 2020 |
| March 26, 2020 | February 25, 2020 |
| April 30, 2020 | March 24, 2020 |
| May 28, 2020 | April 28, 2020 |
| June 25, 2020 | May 26, 2020 |
| July 30, 2020 | June 23, 2020 |
| August 27, 2020 | July 28, 2020 |
| September 24, 2020 | August 25, 2020 |
| October 22, 2020 | September 22, 2020 |
| November 19, 2020 | October 20, 2020 |
| December 17, 2020 | November 17, 2020 |

Notes: The January 2021 meeting is tentatively scheduled for 1/28/2021

Meeting Day & Time: Summit County Planning Commission will meet once each month on a Thursday at 3:00 p.m.

Meeting Location: Summit County Council Chambers, 7th Floor of the Ohio Building, 175 S. Main Street, Akron, Ohio 44308

Applicants or their representative **MUST ATTEND** regularly scheduled meetings in order to have their application/s heard.
(see [Planning Commission Bylaws Article 8](#))

* The submission deadlines are approximately 30 days prior to the Planning Commission meeting. The dates may vary for each month due to legal holidays.

A "Concept Plan Discussion Meeting" is required before the Preliminary Plan
(see [Subdivision Regulation § 1103.07](#))

For more information, contact [Stephen Knittel](#) at (330) 643-2551